
S-4324
CAINE FARMS SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
AUGUST 30, 2012

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners Marjorie and Robert Kochert, represented by surveyor Ron Wharry of Moses Surveying, are seeking primary approval for a one lot subdivision of 5.7852 acres located on the east side of CR 450 E, approximately 500-feet north of CR 700 S, Wea 25 (SE) 22-4.

AREA ZONING PATTERNS:

The site is zoned Agricultural, as is all surrounding property on the east side of CR 450 East. Land across the road is currently zoned PDMX (Bren Bella PD); the majority of this area is the subject of a rezoning request from PDMX to A, Agricultural to be heard at the September APC meeting (Z-2502).

The parent tract is 78.57 acres in area; though sometime in the past it was split into a 57 acre tract and a 21 acre tract. This subdivision request is coming from the 21acre parcel. It is the first subdivision from the parent and will leave three division rights after its recordation.

AREA LAND USE PATTERNS:

The site is currently unimproved. The two streets and several houses built as part of the Bren Bella Planned Development are across the road. Other than this development, the majority of the surrounding land is farmed.

TRAFFIC AND TRANSPORTATION:

CR 450 E is a paved, two-lane road classified as a rural local road by the adopted County *Thoroughfare Plan*. The required 30' half-width right-of-way has been shown on the sketch plan. The County Highway Department is requiring a "no vehicular access" statement along the frontage except for the southernmost 50' where petitioners plan a future driveway location.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "this lot is suitable for a shallow trench subsurface absorption system with a perimeter drain to lower seasonal water table. The easement for the drain outlet will be north of the lot on property adjacent to the subdivision owned by the subdivider."

The County Surveyor is requiring approval of the drainage on site.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct. Lot width and area are sufficient; no buffering is required. The waterway that is evident on the aerial photo of the site, but not shown on any official maps, is not enough to warrant requiring the Flood Plain certification process.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance location at the southernmost 50', a "No Vehicular Access" statement shall be platted along the CR 450 E right-of-way line.
2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded). The off-site easement required by the County Health Department shall be referenced.
4. All required building setbacks shall be platted.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
6. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.